085.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	958,600 / 958,600
					USE VALUE:	958,600 / 958,600
					ASSESSED:	958,600 / 958,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRKPATRICK PATTY I/TRUSTEE
Owner 2:	KIRKPATRICK REVOCABLE TRUST
Owner 3:	
Street 1:	31 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIRKPATRICK PATTY I -
Owner 2:	-
Street 1:	31 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Clapboard Exterior and 2356 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6500.000	522,100	6,000	430,500	958,600
Total Card	0.149	522,100	6,000	430,500	958,600
Total Parcel	0.149	522,100	6,000	430,500	958,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.88 /Parcel: 406.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54103

GIS Ref

GIS Ref

Insp Date 09/27/18

!6981!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	522,100	6000	6,500.	430,500	958,600		Year end	12/23/2021
2021	104	FV	497,900	6000	6,500.	430,500	934,400		Year End Roll	12/10/2020
2020	104	FV	497,900	6000	6,500.	430,500	934,400	934,400	Year End Roll	12/18/2019
2019	104	FV	389,900	6100	6,500.	424,300	820,300	820,300	Year End Roll	1/3/2019
2018	104	FV	394,800	4700	6,500.	326,000	725,500	725,500	Year End Roll	12/20/2017
2017	104	FV	371,100	4700	6,500.	307,500	683,300	683,300	Year End Roll	1/3/2017
2016	104	FV	371,100	4700	6,500.	282,900	658,700	658,700	Year End	1/4/2016
2015	104	FV	311,800	4700	6,500.	264,500	581,000	581,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:49:14

LAST REV

Date	Time
10/09/18	09:48:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRKPATRICK PAT	66899-496		3/8/2016	Convenience	1	No	No		
	12309-534		10/16/1972		33,000	No	No		N

USER DEFINED

Prior Id # 1:	54103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2008	364	Redo Kit	25,000			G9	GR FY09	
1/9/2007	16	Renovate	53,000			G8	GR FY08	REMODEL 3RD FLR IN

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
1/24/2000	Meas/Inspect	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	70.	0.95	6									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14999998
Const Adj.:	0.98990101
Adj $ / SQ:	193.526
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641408
Depreciation:	119302
Depreciated Total:	522106

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	6	3	
Totals			
2	10	5	

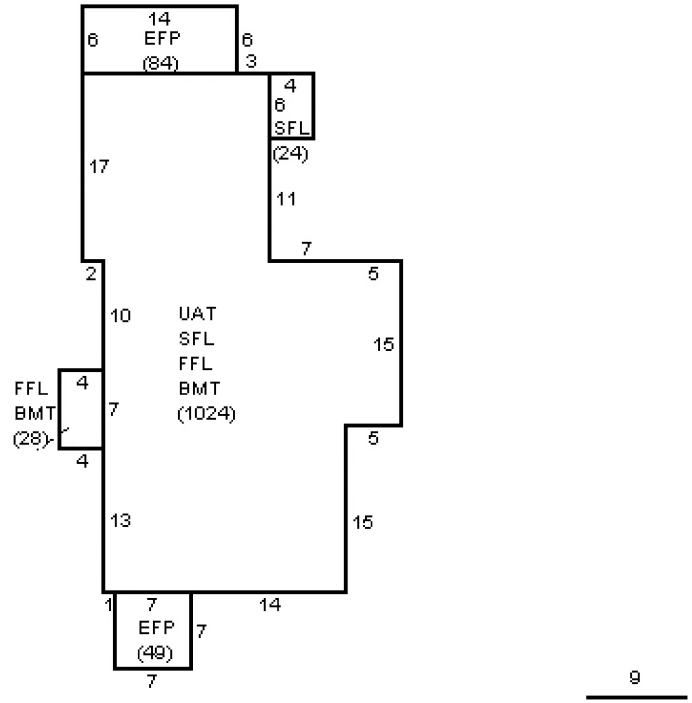
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.53
Special Features:	0	Val/Su Net:	147.44
Final Total:	522100	Val/Su SzAd	248.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	58.060	61,077
FFL	First Floor	1,052	193.530	203,589
SFL	Second Floor	1,048	193.530	202,815
UAT	Upper Attic	256	149.010	38,148
EFP	Enclos Porch	133	47.210	6,279

Net Sketched Area:	3,541	Total:	511,908
Size Ad	2100	Gross Area	4309	FinArea	2356
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	7X14	A	AV	2006	0.00	T	10.4	104						
22	Wood Deck	D	Y	1	7X14	A	AV	2000	16.00	T	15.2	104			1,300			1,300

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000